

## MEMORANDUM

JUNE 25, 1987

Doc. 4924

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

**FROM:** JOHN R. LEIGH, ASSISTANT DIRECTOR  
HARBOR PLANNING AND DEVELOPMENT  
PAUL REAVIS, ASSISTANT DIRECTOR  
DESIGN AND ENGINEERING SERVICES  
JAMES F. ENGLISH, DEPUTY DIRECTOR  
LAWRENCE E. BROPHY, SENIOR PLANNER  
HARBOR PLANNING AND DEVELOPMENT

**SUBJECT:** CHARLESTOWN NAVY YARD, PARCEL 4A1  
FINAL DESIGNATION OF REDEVELOPER  
AUTHORIZATION TO EXECUTE A LAND DISPOSITION AGREEMENT

**SUMMARY:** Requests Final Designation of Bricklayers and Laborers  
Non-Profit Housing Corporation and authorization  
to execute a Land Disposition Agreement relative  
to the development of 48 units of affordable housing  
on Parcel 4A1 at the Navy Yard which Agreement  
outlines the participation of Immobiliare New England  
in this project

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On June 12, 1986, the Authority voted to approve the transfer of a portion of the interest of Immobiliare New England in Parcel 4A at the Charlestown Navy Yard to a joint venture involving Immobiliare New England and the Bricklayers and Laborers Non-Profit Housing Corporation for the construction of 39 units of affordably priced housing.

Since that vote, Authority staff have been negotiating with representatives of both INE and BLNPHC toward the goal of maximizing affordable housing opportunities on the site and ensuring that the project proceeds in an expeditious fashion.

These discussions have led to the completion of a new design for the site by William Rawn Associates, project architect, which produces 48 attractive units on a site of approximately 26,296 square feet. These discussions have also led to a joint decision by the parties that the project should be undertaken with BLNPHC as the developer rather than the joint venture arrangement envisioned by the June 12, 1986 vote of the Authority. To that end, a tripartite Land Disposition Agreement has been drafted which will effectuate this transfer to BLNPHC. To further the development of this project, the Authority voted to grant Tentative Designation to BLNPHC on January 8, 1987 and on the same date voted to authorize the Director to execute a Land Disposition Agreement relative to this project.

Since the granting of Tentative Designation substantial activity has taken place with regard to this project. The project has proceeded through the Authority's design review process and has reached sufficient level of detail such that the granting of a at which a building permit is imminent. The developer has applied to the Massachusetts Department of Environmental

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Quality Engineering for a permit pursuant to Chapter 91 of the General Laws. DEQE has conducted a public hearing process and has issued a conditional approval of the project. The developer has received a commitment for construction financing from the U.S. Trust. The developer has conducted an outreach and advertising campaign to market the units which led to the filing of 581 applications for the 48 units. It is the developers intention that the unit buyers be selected through a lottery process with up to 70% of the units going to current Charlestown residents.

This exemplary 48-unit residential development consists of three attached new buildings on a site directly abutting the pedestrian Harborwalk and the water's edge. A suitable mix of one, two, and three bedroom units, many of which will have private fenced yards, is planned.

Like the historic buildings around it, the Bricklayers' and Laborers' Affordable Housing will consist of articulated brick and granite walls, wood windows and standing seam-metal roofs. A copper dome capping the six-story cylindrical "tower" element will mark the project from the harbor side. The evolving design, which is the result of vigorous collaboration between the Authority, the Architect and the Developer, draws appropriate design cues from Navy Yard and Boston waterfront precedents without resorting to simplistic imitation of existing details.

As this project will provide a source of affordable housing on one of the most attractive development sites in the entire city and as the developer is prepared to begin construction on the project immediately, it is recommended that the developer be granted Final Designation as redeveloper of the site.

The Land Disposition Agreement as submitted and approved on January 8, 1987 envisioned an arrangement whereby Immobiliare would grant financial support to this project out of the sale proceeds of condominium units to be built on Pier 5 and Parcel 4A at the Navy Yard. However this arrangement has proven to be impractical as the BLNPHC project is today on the verge of a construction start and the sale proceeds from Pier 5 will not be realized for a minimum of 24 months and the proceeds from the Parcel 4A project will not be realized for a minimum of 36 months.

Since the development schedules of these two projects do not coincide with the affordable housing project's need for funds almost immediately, a new agreement has been negotiated among the parties whereby Immobiliare will grant to the affordable housing project the sum of \$866,984 to be drawn down on a schedule which reflects the percentage draw downs on the project's construction financing. Immobiliare is prepared to guarantee the availability of this amount of money immediately in order that the affordable housing development can proceed without delay. To date and in accordance with previous votes of the Authority, Immobiliare has agreed to contribute the land development rights on Parcel 4A1 and has advanced to the

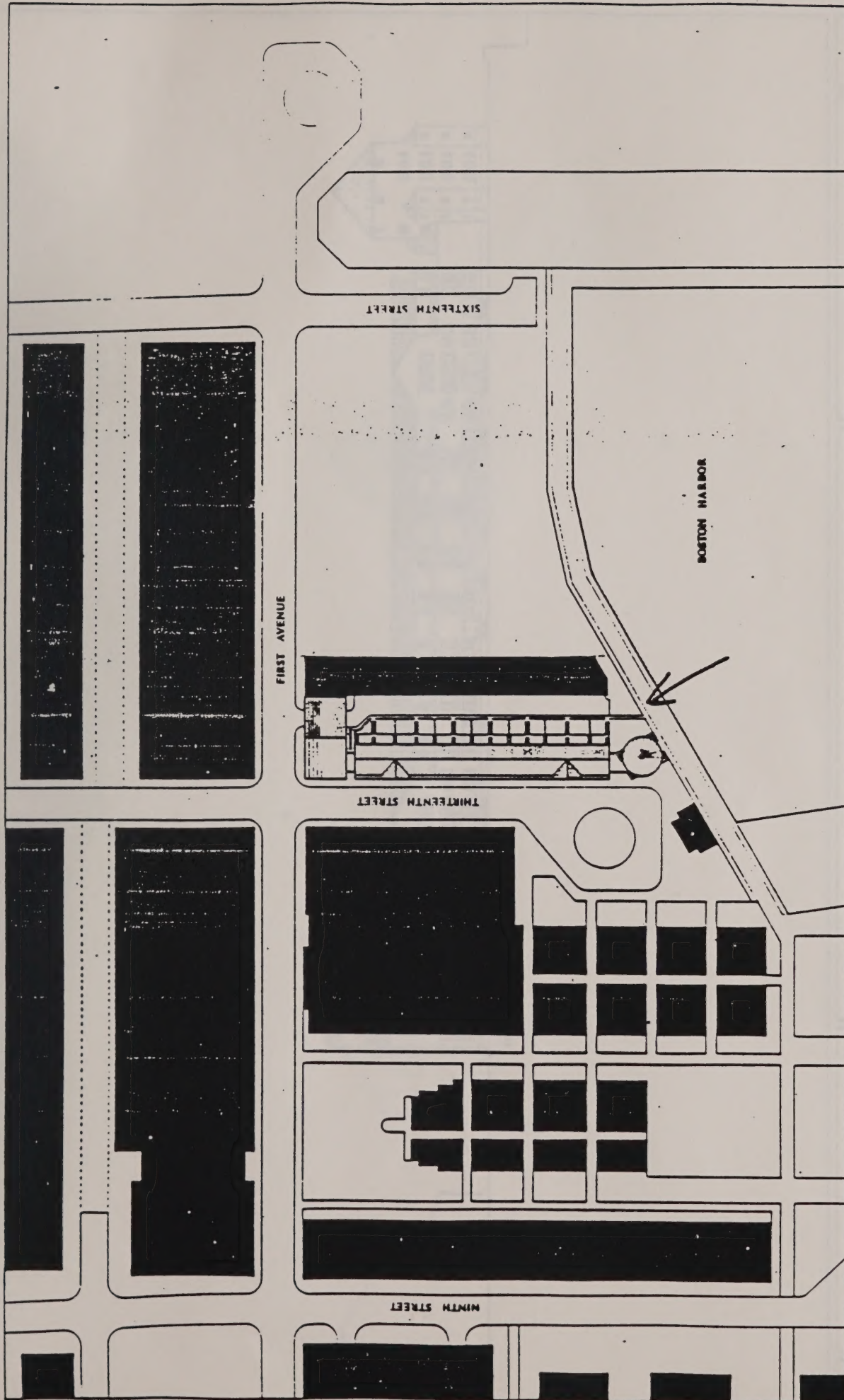


project the sum of \$120,000 to cover architectural costs associated with the project. These contributions, along with the additional financial contributions outlined above, have been made to satisfy the affordable housing obligations which Immobiliare carries on two other projects at Building 197 and Pier 5. The specifics of these two projects are outlined in related memoranda submitted to the Board today. The satisfaction of this obligation is determined by calculating the affordable housing obligations of the two projects at the 1978 LDA levels (a 10% affordability requirement on 220 units) and the newer levels of affordability and anticipated development (a 25% requirement on 102 units).

Since Immobiliare's participation in the BLNPHC project assists in the creation of 48 affordable units, and since this project could not proceed without this participation, it is proposed that in addition to the granting of Final Designation a Land Disposition Agreement be executed whereby the land development rights on Parcel 4A1 be transferred to the Bricklayers and Laborers Non-Profit Housing Corporation and wherein it is acknowledged by the Authority that the affordable housing obligations of Immobiliare with respect to Building 197 and Pier 5 will be satisfied through the Immobiliare contributions outlined above.

An appropriate resolution is attached.





SITE PLAN

BRICKLAYERS AND LABORERS  
NON PROFIT HOUSING COMPANY INC.  
BOSTON, MA 02111

CHARLESTOWN NAVY YARD  
ROWHOUSES

WILLIAM RAWN ASSOCIATES, ARCHITECTS  
25 Tremont Street  
Boston, MA 02108  
(617) 477-1470

5 DEC 1986

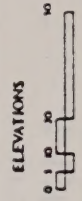


THIRTEENTH STREET ELEVATION

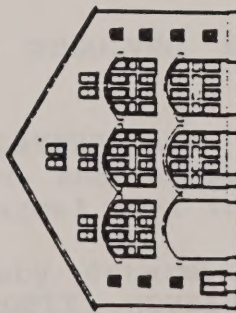
WILLIAM RAWN ASSOCIATES Architects  
20 Tremont Street Boston, MA  
617 423 1470

CHARLESTOWN NAVY YARD  
ROWHOUSES

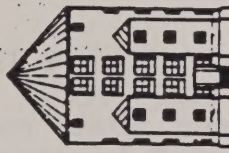
BRICKLAYERS AND LABORERS  
NON PROFIT HOUSING COMPANY INC.  
IMMORTILIARE NEW ENGLAND







FIRST AVENUE ELEVATION



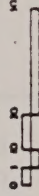
HARBOR ELEVATION

WILLIAM BAWN ASSOCIATES Architects  
20 Tremont Street Boston, MA  
617 423 1470

CHARLESTOWN NAVY YARD  
ROW HOUSES

BRICKLAYERS AND LABORERS  
NON-PROFIT HOUSING COMPANY INC.  
IMMOBILIARE NEW ENGLAND

ELEVATIONS





Doc # 4924  
ADOPTED  
6/25/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF THE BRICKLAYERS AND LABORERS  
NON-PROFIT HOUSING COMPANY, INC.  
CHARLESTOWN URBAN RENEWAL AREA,  
MASS. PROJECT NO. R-55; CHARLESTOWN NAVY YARD  
PARCEL 4A-1

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, THE BRICKLAYERS AND LABORERS NON-PROFIT HOUSING COMPANY, INC., has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 4A-1 in the Charlestown Navy Yard; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That THE BRICKLAYERS AND LABORERS NON-PROFIT HOUSING COMPANY, INC. be and hereby is finally designated as Redeveloper of Parcel 4A-1 in the Charlestown Navy Yard.
2. That it is hereby determined that THE BRICKLAYERS AND LABORERS NON-PROFIT HOUSING COMPANY, INC. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.



4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Deed conveying Parcel 4A-1 to said THE BRICKLAYERS AND LABORERS NON-PROFIT HOUSING COMPANY, INC., and to execute additional documents as may be necessary to effectuate such conveyance, including, but not limited to, a Land Disposition Agreement, and a License for Early Entry, said documents to be in the Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers's Statement for Public Disclosure" (Federal Form H-6004).